

NOTES

1. THE PROPERTY DELINEATED HEREON IS ON THE PRINCE WILLIAM COUNTY OPN #7697-33-5350 AND IS ZONED GENERAL BUSINESS.
2. OWNERS : SUDLEY MANASSAS LIMITED LIABILITY D.B. 2082 PAGE 1989
3. LAND AREA = 71,870 SQUARE FEET OR 1.6499 ACRES
4. GROSS AREA OF BUILDING FOOTPRINT = 7,782 SQUARE FEET.
5. BUILDING HEIGHT AT SOUTH ENTRANCE IS 23.1' FEET.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL DEED BOOK AND PAGE NUMBERS SHOWN HEREON REFER TO THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
9. THERE ARE NO KNOWN PLANS FOR CHANGES TO THE RIGHT-OF-WAY BY PRINCE WILLIAM COUNTY OR VDOT & THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. PARKING TABULATION:
PROVIDED: (99) EXISTING SPACES PLUS (4) ADA SPACES = 103 TOTAL SPACES
11. THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE X (NO FLOOD) AS SHOWN ON COMMUNITY PANEL NUMBER 51153C00920 FOR PRINCE WILLIAM COUNTY, VIRGINIA, OF THE FEMA FLOOD INSURANCE RATE MAP (FIRM), DATED 01-05-1995.
12. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. THIS PLAT IS BASED ON A TITLE REPORT PROVIDED TO THE SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #7409-51064 EFFECTIVE DATE OF COMMITMENT: APRIL 10, 2017.
14. CONTOUR ELEVATIONS ARE BASED ON A PRINCE WILLIAM COUNTY AS-BUILT SURVEY FOR LOT 5 LINDEN PLACE AND ARE SHOWN AT 1 FOOT CONTOURS.

LEGAL DESCRIPTION

All of those lots or parcels of land located in Prince William County, Virginia, and more particularly described as follows:
Commitment No. 7409-51064

PARCEL 1:
All of that certain parcel of land situate, lying and being in Prince William County, Virginia duly platted as Lot 5, LINDEN PLACE, per that Deed of Consolidation, Subdivision, Street Dedication, Easements and Release recorded in Deed Book 1850, Page 1138, and corrected in Deed Book 1908, Page 130, all among the land records of Prince William County, Virginia.

PARCEL 2:
Together with the benefits and subject to the burdens as contained in that certain Reciprocal Access Agreement, Signage Easement and Covenant Agreement recorded in Deed Book 1868, Page 27, as supplemented by instrument recorded in Deed Book 2264, Page 1652 and as subsequently amended and supplemented.

LEGEND

- CONC. CONCRETE
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- MH MANHOLE
- LP LIGHT POLE
- C/O CLEAN OUT
- ER ELECTRIC RISER
- TRANS TRANSFORMER
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- P.B. PLAT BOOK
- P.C. PAGE
- D.B. DEED BOOK

PARKING TABULATION:

- STANDARD PARKING SPACES = 99
- ADA ACCESSIBLE SPACES = 4
- TOTAL SPACES PROVIDED = 103

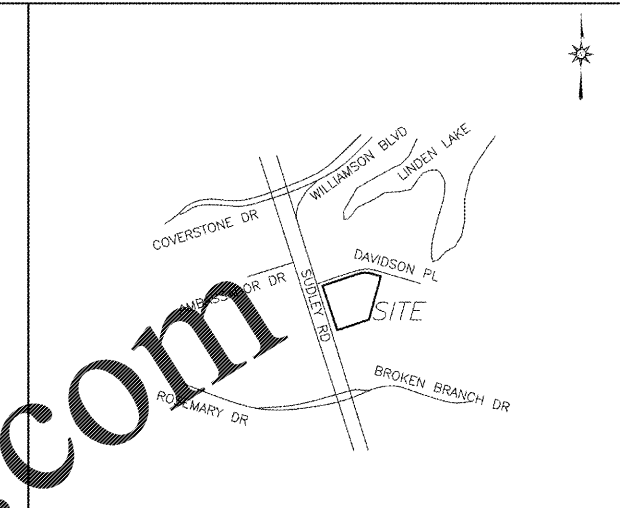
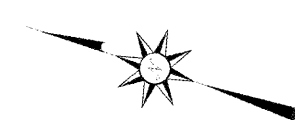
SURVEYOR'S CERTIFICATE

TO FRONTIER DEVELOPMENT, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, LAND SERVICES USA, INC., COZEN O'CONNOR, WAWA, INC., SUDLEY DAVIDSON, AND SAUL EWING LLC.

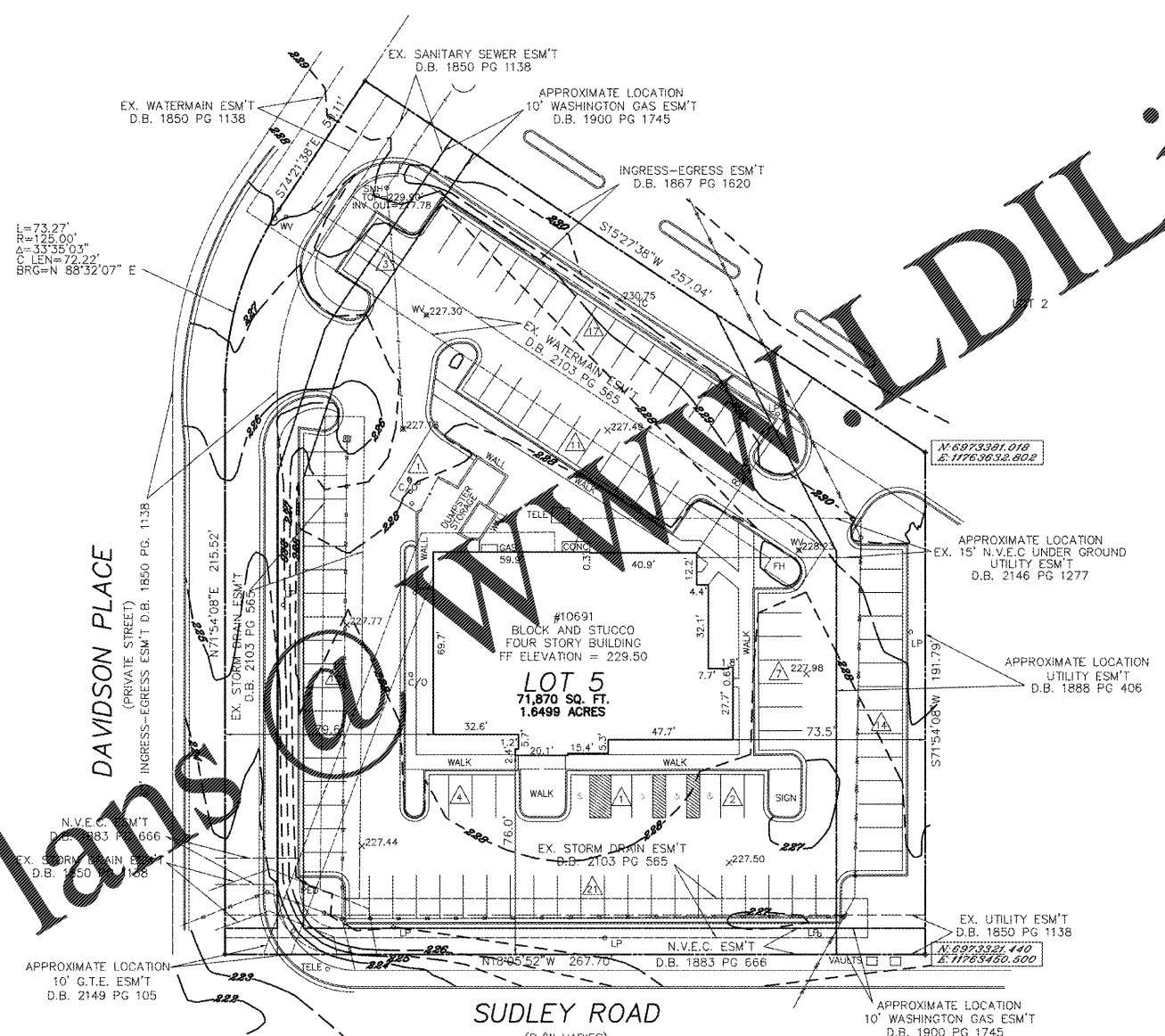
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REGULATORY REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 2, 2017.

DATE OF PLAT OR MAP: MAY 2, 2017

MICHAEL L. FLYNN L.S. LIC. NO. 2489

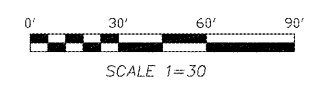


VICINITY MAP
SCALE: 1" = 500'



TITLE EXCEPTIONS

- THE FOLLOWING IS NUMBERED AS PER SCHEDULE B - SECTION II OF THE TITLE REPORT
1. Covenants, Conditions Restrictions, Easements, Setback Lines, as amended as disclosed on the Plat of subdivision, per that Deed of Consolidation, Subdivision, Street Dedication, Easements and release recorded in Book 1850, Page 1138 on December 31, 1991, and corrected in Deed Book 1908, Page 130. (AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
 2. Restrictions and any other terms, covenants and conditions disclosed by instrument recorded in Deed Book 1515, Page 1891, on October 1, 1987 and any subsequent instruments pertinent thereto, including Deed Book 2264, Page 1642, Deed Book 1527, Page 810, and Deed Book 2831, Page 158. (AFFECTS PROPERTY, NOT PLOTTABLE)
 3. Easements granted to the Commonwealth of Virginia by instrument recorded in Book 107, Page 200. (UNABLE TO DETERMINE)
 4. Easements granted to the Commonwealth of Virginia by instrument recorded in Deed Book 528, Page 638. (DOES NOT AFFECT THE PROPERTY)
 5. Easements granted to the Commonwealth of Virginia by instrument recorded in Deed Book 528, Page 640. (UNABLE TO DETERMINE)
 6. Easement granted to Prince William Electric Cooperative by instrument recorded in Deed Book 536, Page 695 Said easement partially released by instrument recorded in Book 1868, Page 397. (DOES NOT AFFECT THE PROPERTY)
 7. Easements granted to Prince William Electric Cooperative by instrument recorded in Deed Book 542, Page 777. Said easement partially released by instrument recorded in Book 2076, Page 436. (DOES NOT AFFECT THE PROPERTY)
 8. Easements granted to Prince William County Board of Supervisors by instrument recorded in Deed Book 557, Page 52. (UNABLE TO DETERMINE)
 9. Easements granted to the Commonwealth of Virginia by instrument recorded in Deed Book 631, Page 165. (DOES NOT AFFECT THE PROPERTY)
 10. Easements granted to Prince William Electric Cooperative by instrument recorded in Deed Book 694, Page 791. (UNABLE TO DETERMINE)
 11. Easements granted Greater Manassas - Yorkshire Sanitary District and Prince William County Board of Supervisors by instrument recorded in Deed Book 1235, Page 1951. (DOES NOT AFFECT THE PROPERTY)
 12. Easements granted to Prince William County and the Prince William County Service Authority instrument recorded in Deed Book 1450, Page 1948. (DOES NOT AFFECT THE PROPERTY)
 13. Easements granted to Prince William County by instrument recorded in Deed Book 1521, Page 182. (DOES NOT AFFECT THE PROPERTY)
 14. Off-Site Temporary Grading Easement granted to Sudley Manassas Limited Partnership by instrument recorded in Deed Book 1527, Page 807. (DOES NOT AFFECT THE PROPERTY)
 15. Easements granted to Prince William County Board of Supervisors by instrument recorded in Deed Book 1780, Page 1728. (DOES NOT AFFECT THE PROPERTY)
 16. Easements granted to Prince William County and the Prince William County Service Authority by instrument recorded in Deed Book 1867, Page 1620 (AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
 17. Terms, provisions, agreements, covenants, and easements granted in Reciprocal Access Easement, Signage Easement and Covenant Agreement recorded in Deed Book 1868, Page 27, as supplemented by instrument recorded in Deed Book 2264, Page 1652. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
 18. Terms, provisions, agreements, covenants, and easements granted in Temporary Road Construction Easement Agreement recorded in Deed Book 1868, Page 58. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
 19. Easements granted to Northern Virginia Electric Cooperative by instrument recorded in Deed Book 1883, Page 666. (AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
 20. Easements granted to Northern Virginia Electric Cooperative by instrument recorded in Deed Book 1888, PAGE 406. (AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
 21. Easements granted to Washington Gas Light Company by instrument recorded in Deed Book 1893, Page 1919. (AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
 22. Easements granted to Washington Gas Light Company by instrument recorded in Deed Book 1900, Page 1745. (AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
 23. Terms, provisions, agreements, covenants, and easements granted in Mutual Ingress, Egress and parking Easement recorded in Deed Book 2083, Page 1765. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
 24. Easement granted to Prince William County Board of Supervisors and the Prince William County Service Authority by instrument recorded in Deed Book 2103, Page 565. (AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
 25. Terms, provisions agreements, covenants, and easements granted in Northern Virginia Electric Cooperative Easement and Right-of-Way Agreement recorded in Deed Book 2146, Page 1277. (AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
 26. Easement granted to Centel of Virginia (DBA) GTE Virginia in instrument recorded in Deed Book 2149, Page 105. (AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
 27. Easement granted to Centel of Virginia (DBA) GTE Virginia in instrument recorded in Deed Book 2213, Page 149. (DOES NOT AFFECT THE PROPERTY)



ALTA / NSPS LAND TITLE SURVEY
LOT 5
BEING
LINDEN PLACE
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE 1"=30' DATE 7-11-17
MERESTONE LAND SURVEYING PLLC
LAND SURVEYING & G.P.S. SERVICES
1229 GARRISONVILLE ROAD #105 STAFFORD VA. 22556
OFFICE (540)752-9197 FAX (540)752-9198